



Town of Arlington
REDEVELOPMENT BOARD
Report to 2020 Annual Town Meeting
MONDAY JUNE 15, 2020, 8:00 P.M.

Andrew Bunnell, Chair
(Term through 1/31/2023)

Kin Lau, Vice Chair
(Term through 1/31/2023)

Eugene Benson
(Term through 1/31/2023)

David Watson, Gubernatorial Designee
(Term through 9/22/2023)

Rachel Zsembery, AIA, LEEP AP
(Term through 6/30/2020)

Jennifer Raitt
Secretary Ex-Officio
Director of Planning and Community Development

Arlington Redevelopment Board - Report to 2020 Annual Town Meeting

Introduction: The Arlington Redevelopment Board (ARB) has statutory authority over M.G.L. c. 40A as the Town's planning board (Section 2 of Section 17 of the Town Manager Act) and M.G.L. c. 41 § 81 as the Redevelopment Authority. The ARB was created by a Town Meeting-adopted home rule petition, followed by a State Legislature act to form the ARB in 1971. The Department of Planning and Community Development was created in 1969. The authority and role of the ARB is included in Article 17 of the Town Manager Act. As a planning board, the ARB is charged with developing Arlington's Master Plan; proposing bylaws, regulations, and rules to implement the Master Plan; and applying those bylaws, regulations, and rules. Lastly, the ARB serves as a special permit granting authority. The ARB is also a duly constituted redevelopment authority formed under the authority of M.G.L. c. 121B. As a redevelopment authority, the ARB can buy, sell and hold property and it is because of these powers that the ARB acts as landlord, responsible for many properties that the Town Meeting has seen fit to put under the Board's jurisdiction. With Town Meeting approval, the Board may hold property to improve and rehabilitate to meet community development goals.

Summary: In light of the continuing COVID-19 Emergency and public health concerns related to conducting a lengthy Town Meeting, the Select Board presents this abbreviated report to Town Meeting to present its main motions under the following. Typically, the Board holds public hearings with the objective of providing constructive analysis of each article, voting, and commenting on each article. Before the COVID-19 crisis disrupted Town business, the Board held one public hearing on some articles with this intent in mind. The Board was planning four evenings of public hearings and planning to vote after closing all hearings. The Board did not deliberate or vote on the first evening and the Board had to cancel the three other meetings for public hearings for all other articles.

On April 27, 2020, the Board voted to recommend referring all articles back to the Board. The Board is committed to hearing all items on their substance at the next scheduled Special or Annual Town Meeting when all members of the public may more safely engage. The Board looks forward to future dialogue on all articles and extends gratitude to Town Meeting for their attention to the matters addressed at this meeting given the extraordinary circumstances.

ARTICLES 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, and 47.

VOTED: That all Articles be referred to the Redevelopment Board for further study; and that all such articles be placed on the Warrant for the next Annual or Special Town Meeting by the Redevelopment Board whichever occurs first, where such meeting also is not intended to be of limited purpose due to an emergency declaration, with whatever recommendations the Redevelopment Board deems appropriate.

COMMENT: The Redevelopment Board votes to refer these articles back to the Board due to the extraordinary circumstances presented by the current COVID-19 pandemic and emergency. The Board has neither fully assessed nor provided an analysis of these articles. Further, as noted in the above vote, the Board is committed to placing each article on the Warrant for a future Town Meeting to allow for a more thorough analysis, dialogue, and voting of each article.
